

SABA, A NON-PROFIT CORPORATION OF CALIFORNIA

SABA (Shia Association of Bay Area) is a non-profit California Corporation. Its charter is to provide a place to its members for fulfilling their religious and social needs; educate on religious and family values; prepare its youth for the constructive roles in the society and help the needy and deprived throughout the community. SABA owns a property at 2725 S. White Road, San Jose, California, 95148, where it conducts most of its operations and events.

Most of SABA's members are highly educated young families. In fact, 3-5% of the members are PhDs, 20-30% hold Master degrees and the rest have college degrees (BS/BA).

Based on the existing needs of the SABA community, SABA Board of Directors has approved purchasing of a larger property. Currently SABA has 200 active member families but only 60-70% attend events of the SABA on regular basis.

Summary of Current and Future Activities:

Most of the current activities are family and education oriented and are performed indoors.

The following is a summarized list of activities:

- Computer classes for the SABA members & General Public
- Weekly community events
- Weekly lectures and community education events
- Community affairs and youth conferences

Intended use of 1213 Elko Drive Sunnyvale

The above property will be divided in two sections. One of the sections comprised of office space of approximately 30,000 SF will be leased. The other section comprised of halls and meeting rooms (apprx. 15,000 SF) will be used as community center for the SABA activities.

Section 1: Office Space

- may be subdivided in several smaller sections for lease to different tenants
- will be used during normal office hours
- R & D, type B occupancy

Section 2: Community Center

The community center will be used for various activities. **Almost all the activities will be conducted after 6:00PM, during the weekends or holidays. SABA expects a maximum of 200 attendees at any given time for its events.**

The space will be divided in four sections (see plan)

- One large hall for meetings and speeches (~2,000 SF)
- One Multipurpose rooms for dinning and indoor recreation (2000 SF)
- Conference rooms and class rooms(see plan)
- Offices and training rooms
- **The above areas will not be used simultaneously**

A typical SABA event will start with the speech by a scholar in the auditorium, followed by dinner (or food) in the dinning area and concluded by some light social and recreational activities. NO alcohol will be served at the SABA premises.

SABA will conduct various educational programs in the area designated as training rooms.

The following are the type of activities that SABA will conduct in this area:

- Computer education
- Family counseling
- Educational counseling for youth
- Lectures on civic issues and family relations (drugs, media, etc.)
- Classes on moral values, law and civic responsibilities
- English and foreign language classes
- Art and cultural studies
- Youth development

Details of Usage and Parking

Usage for Section 1 (R&D):

Monday thru Friday		
8 am to 5 pm	Office R&D use	50-70 users

Usage for Section 2 (community center):

Monday thru Friday		
9 am to 6 pm	Office and Admin staff	4-5 employees/volunteers
6 pm to 9 pm	- computer classes - library/study - family counseling - youth socials	75-100 users
Saturday		
10 am 6 pm	- computer classes - library/study - family counseling - youth socials - ethics classes - language classes	75-100 users

6 pm to 8 pm	Lecture	100-200 users
8 pm to 9 pm	Dinning and recreation	100-200 users
Sunday		
10 am to 6 pm	- computer classes - library/study - family counseling - youth socials - ethic classes - language classes	75-100 users

Parking and Traffic Analysis:

The site has approximately 180 parking spaces which could easily be expanded to about 190 after removing sheds in the parking lot.

There will be two traffic peaks during evening hours of Saturday with no impact on the traffic in the area as very light business/general traffic is expected during community center operating hours (evenings and weekends). Only 100-120 vehicles are expected to enter the area due to SABA community center use.

Here are the highlights of the parking analysis (see table below for details):

- Monday thru Friday, 8am to 6 pm: 54 parking spaces are required
- Monday thru Friday, 6pm to 9pm: 84 parking spaces are required
- Saturday, 10am to 6pm: 84 parking spaces are required
- Saturday, 6pm to 8pm: 98 parking spaces are required
- Saturday, 8pm to 9pm: 100 parking spaces are required
- Sunday, 10am to 6pm: 84 parking spaces are required

Parking Analysis Table

Type of Use	Square Footage	Parking Ratio	Parking Spaces Required
Monday-Friday 9 am – 6 pm			
Section 1: R&D	25050	1 space/500 sf	52
Section 2: Admin	735	1 space/500 sf	02
Monday-Friday 6 pm to 9 pm			
Section 2: Community Center			
- computer room/library/study	2779 sf	1 space/500 sf	6
- 5-7 classes	1640 sf	1 space/21 sf	78
Saturday 10 am to 6 pm			
Section 2: Community Center			
- computer room/library/study	2779 sf	1 space/500 sf	6
- 5-7 classes	1640 sf	1 space/21 sf	78
*Occasionally (6-8 times a year)	1562	1 space/21 sf	74

Training Room will be used for special events but not simultaneously with other facilities			
Saturday 6 pm to 8 pm Section 2: Community Center - Lecture	2070 sf	1 space/21 sf	98.6
Saturday 8 pm to 9 pm Section 2: Community Center - Dinner/Food/entertainment	2099 sf	1 space/21 sf	100
Sunday 10 am to 6 pm Section 2: Community Center - computer room/library/study	2779 sf	1 space/500 sf	6
- 5-7 classes	1640 sf	1 space/21 sf	78

Neighborhood

Property is located in light industrial area with mixed uses. The following is the list of businesses in the area:

South:

UPS: Trucking and parcel delivery company using no hazardous material and operating in normal business hours on Monday-Friday and morning hours with limited activity on Saturdays.

West (Forgewood Drive)

IDEC designs and manufactures control automation products that are sold to original equipment manufacturers. Our goal is to meet our customers' ever changing needs with quality products at a competitive price. With products that direct processes and systems, our components are used in a variety of applications. You may see our switches in an elevator, a subway station or on a factory control panel. Our relays, power supplies or timers may be in a UPS (uninterrupted power supply) unit or a water dispensing machine. Our PLCs might be controlling robots in a manufacturing process or factory automation setting. In addition, our products can be found at car washes, in vending machines, animal feedlots, escalators, and water treatment plants.

East (Hammerwood)

Westak, Inc., a full service electronic manufacturer.

South:

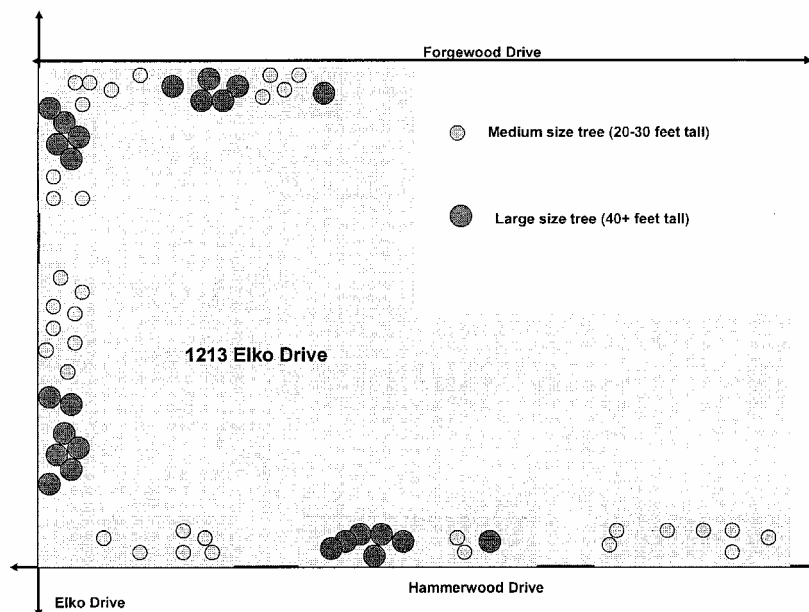
Westak Inc., a full service electronic manufacturer.

Fortrend Corporation, an electronic manufacturing equipment designer and supplier.

Chinese Cultural Center (at 1269 Forgewood) is run by OCAC of Taiwan to provide community services to Taiwanese community in the bay area.

Landscape and Sidewalk

There is no sidewalk around the property and there is none needed. Building a sidewalk will require removal or relocation of more than 50 mature/large trees with exorbitant cost to the property owner and some environmental damage. Attending families will arrive in their cars or minivans most with several passengers per vehicle (family of four). The high financial cost and probable damage to the trees is not justifiable for building sidewalk considering the minimal expected use of the sidewalk by public.



SABA BACKGROUND

The SABA was established as a non-profit organization in 1980. It was converted to a non-profit California Corporation in 2000. Currently, SABA operates from its office at 2725 S. White Road, San Jose, California. The SABA has evolved in a well organized community of approximately two hundred active families.

Financials

Largest source of SABA revenues is its members. SABA conducts several fundraising events during its activities to complement its monthly membership fees. Occasionally, SABA collaborates (seeks funding) with other charity organizations to fund its new projects.

Current Assets:

- Bank Balance:	\$350,000.00
- Pelages from last fundraising event	\$1,500,000.00
- Property (land & building in San Jose)	\$1,500,000.00

Sajjad Mir,
President and member Board of Directors